Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160021680 DEEDWARR
Recvd: 03/16/16 14:58 2 pgs
Fees:13.00 Taxes:1098.90
20160316-0025143

39-B
File #16-1047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Black, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca B. Allen, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee and being part of Lot 4 on the Plan of Book 2, Pages 132 and 133, Chancery Court at Nashville, Being Lot No. 9 on the plan of Riverwood Heights Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, as follows: Beginning at a point in the southern boundary line of the land formerly owned by Malone and Williams, S. 74 degrees 15 minutes E, 433.55 feet easterly from the southwest corner of said Malone tract and a corner of the Highland View Subdivision, of record in Book 1424, Page 39, Register's Office for Davidson County, Tennessee, said corner being S. 89 degrees 24 minutes, E 294.2 feet easterly from the easterly margin of Riverwood Circle, said point being also the northeast corner of Lot 8 on said Riverwood Heights plan; thence, with the line between said Lots 8 and 9, southwardly 180 feet to a point on the northerly margin of Shadow Lane; thence with the northerly margin of said Shadow Lane, eastwardly 75 feet to the southwest corner of Lot No. 10 on said plan; thence with the line between said lots 9 and 10, northwardly 180 feet to a point on the southerly boundary line of said Malone and Williams Tract, westwardly 75 feet to the beginning.

Being the same property conveyed to Jeffrey Black by Quitclaim Deed from The Bank of New York Mellon, dated November 7, 2013, of record as Instrument No. 20131209-0124609, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2317 Shadow Lane, Nashville, TN 37216.

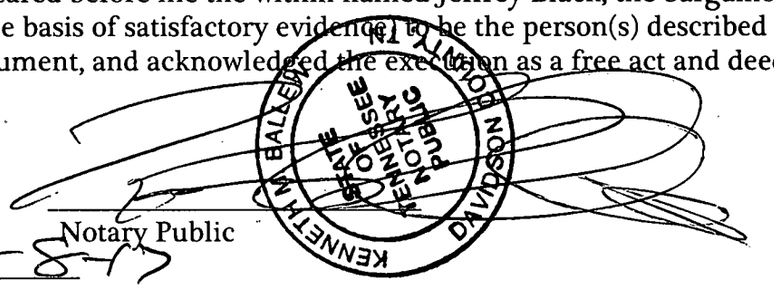
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 10th day of March, 2016.

Jeffrey Black

State of Tennessee
County of Davidson)

On this 10th day of March, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey Black, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

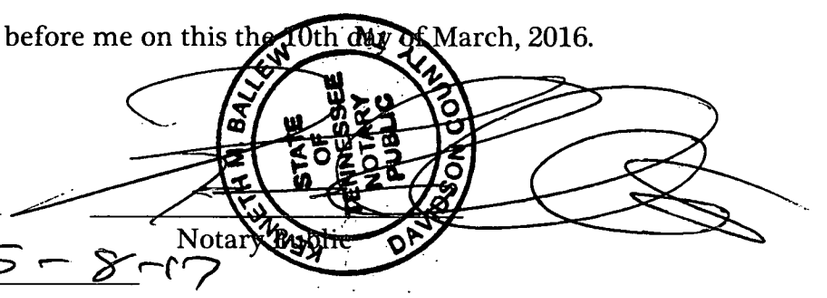
My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 297,000.00.

Rebecca B. Allen
Affiant

Sworn and subscribed before me on this the 10th day of March, 2016.



Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Rebecca Brooke Allen	F & M Bank	073-5-0-107.00
2317 Shadow Lane	50 Franklin Street	
Nashville, TN 37216	Clarksville, TN 37040	